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# High Street, Flimwell

2 1 1



## Main Description

Discover this beautifully presented two-bedroom cottage, full of character and offered with no onward chain. This property is located in the charming village of Flimwell within the Cranbrook School Catchment Area. The property also benefits from a large single garage and a pretty rear garden.

The living room features exposed wall and ceiling timber beams and an attractive red brick fireplace which is currently being used for shelving. A practical kitchen offers lots of space for a range of integrated appliances, and has access into a bright dining room/conservatory with French doors opening onto the sunny garden.

Upstairs, there are two well-proportioned bedrooms, both with built-in cupboards, with the second bedroom enjoying views over the garden, Bedgebury and the surrounding countryside. The family bathroom is also on this floor.

Additional features include a useful basement providing excellent storage space and housing the recently installed gas boiler.

Outside, the attractive rear garden includes a patio seating area, lawn and mature flower and shrub borders. At the end of the garden, gates provide access to the large single garage with power allowing direct vehicle access to the front of the property.





Total area: approx. 68.8 sq. metres (740.9 sq. feet)

- TWO BEDROOM COTTAGE
- AVAILABLE WITH NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED WITH CHARACTER FEATURES
- LARGE SINGLE GARAGE
- PRETTY GARDEN
- CRANBROOK SCHOOL CATCHMENT AREA
- NEARBY WALKS TO BEDGEBURY AND BEWL WATER
- DIRECT ACCESS TO THE A21
- EPC RATING C
- COUNCIL TAX BAND C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		